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NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF
RESPONSIBLE PARTY SITE REMEDIATION
P.O. Box 435, TRENTON, NJ 08625-0435

PRELIMINARY ASSESSMENT REPORT

Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction

PLEASE PRINT OR TYPE

Date: 02/15/02Industrial Establishment/Site Name Unimatic Manufacturing CorporationAddress 25 Sherwood LaneCity or Town FairfieldZip Code 07004Municipality FairfieldCounty EssexBlock (s) 2302Lots (s) 8Site Remediation Program Case Number or EPA Identification Number ISRA # 20010335

1. Present a history of ownership and operations at the industrial establishment, in tabular form, from the time the site was naturally vegetated or utilized as farmland in accordance with N.J.A.C. 7:26E-3.1(c)1.i. (attach additional sheets as necessary)

Name of Property Owner for 25 Sherwood Lane	From	To
Morris and Annie Evans	Unknown	6/20/1938
Clyde Evans, Charles Evans, Beatrice Kent	6/20/1938	1/08/1953
Jeanne and Sherwood Suimm	1/08/1953	6/08/1955
Robert Joseph and Jennie C. Bottoni	6/08/1955	10/21/1959
Robert, Richard, Hazel and Abby Ann Bottoni	10/21/1959	01/02/1970
Wessex Realty Corporation	01/02/1970	10/17/1994
Unimatic Manufacturing Corporation	10/17/1994	Present

- 2A. In accordance with N.J.A.C. 7:26E-3.1(c)1.ii, provide a clear and concise description of the past industrial/commercial operation(s) conducted on site by each owner and operator. Provide the page or appendix number where the site history may be found. Appendix A

Provide a listing of the resources utilized to compile the site history and as appropriate copies of any maps or information, which will assist the Department in evaluating your conclusions.

Name of Resource	Date of document reviewed	Appendix #
Site plan-Unimatic MFG Corp.	9/12/1969; revised 9/30/1969	Appendix B
Foundation plan-Unimatic MFG Corp.	9/12/1969; revised 9/30/1969	Appendix B
First floor and mezzanine-Unimatic	9/12/1969; revised 9/30/1969	Appendix B
Elevations-Unimatic MFG Corp.	9/12/1969; revised 9/30/1969	Appendix B
Unimatic MFG Files	Various	Appendix B
Fairfield Building Department	Building Permits	Appendix B
Sanborn Fire Insurance Maps	None Available	

- 2B. Include a detailed description of the most recent operations subject to this preliminary assessment. Provide the page or appendix # where the description of the most recent operations may be found.
Appendix A

3. Hazardous Substance/Waste Inventory: N.J.A.C. 7:26E-3.1(c)1.iii. List all raw materials, finished-products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants, including intermediates and by-products that are or were historically present on the site. Note: If past usage included farming, pesticides may be a concern and should be included in this list.

Material Name	CAS # if known	Typical annual usage (gallons/lbs.)	Storage method (i.e. Drum, tank, jars)
See Appendix C			

- 4 A. In accordance with N.J.A.C. 7:26E-3.1(c)1iv provide a summary of all current and historic wastewater discharges of **Sanitary and/or Industrial Waste** and/or sanitary sludges. Present and past production processes, including dates and their respective water use shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received on-site. All discharge and disposal points shall be clearly depicted on a scaled site map.

Discharge Period		Discharge Type	Discharge Location
From	To		
1955	1966	Sanitary Waste	On-Site Septic System (see Site Plan)
1966	March 1980	Sanitary Waste	One of two on-Site Septic Systems (see Site Plan)
March 1980	Present	Sanitary Waste	Municipal sewer along Sherwood Lane
c. 1960	December 1991	Non-contact cooling water	Outfall pipe north of building (see Site plan)
c. 1970	c. 1988	Production waste and wastewater	Four floor trenches on east side of building (see Site Plan)

- 4B. Provide a narrative of disposal processes for all historic and current process waste streams and disposal points.

Sanitary wastes discharged at the site to a single on-site septic system from 1955 until 1966, when a new septic system was installed on-site (see Site plan). These septic systems were disconnected in March 1980, when Unimatic was connected to the municipal sewer system. The casting dies at Unimatic were cooled with non-contact cooling water obtained from three on-Site production wells (See Site plan). This non-contact cooling water was discharged to a non-welded outfall pipe from c. 1960 until 1991, when Unimatic installed a system to recirculate non-contact die-casting cooling water using a series of pumps and piping systems and disconnected the outfall pipe. Heated, non-contact cooling water was then pumped to the roof, where it was vented to the atmosphere via roof-mounted evaporators. Starting c. 1970, Unimatic also washed industrial production waste-water into floor trenches on the eastern portion of the building.

5. This question requires the applicant to conduct a diligent inquiry into the current and historic operations at the site to identify all of the potential areas of concern, which formerly or currently exists at the industrial establishment as defined in N.J.A.C. 7:26E-1.8.

I hereby certify that a diligent inquiry has been conducted to identify all current and historical potential areas of environmental concern and based on the diligent inquiry the areas of

environmental concern identified below in question 5A through 5G are the only areas of environmental concern believed to exist at the above referenced industrial establishment.

A. Bulk Storage Tanks and Appurtenances, including, without limitation :

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Aboveground Storage Tanks and Associated Piping	Yes	East of building	Figure 2
Underground Storage Tanks and Associated Piping	Yes	East of building	Figure 2
Silos	No		
Rail Cars	No		
Loading and unloading areas	Yes	Northwest and northeast side of building	Figure 2
Piping, above ground and below ground pumping stations, sumps and pits	Yes	UST underground piping locations are unknown	Figure 2

B. Storage and Staging Areas, including

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Storage pads including drum and/or waste storage	Yes	North of building	Figure 2
Surface impoundments and lagoons	No		
Dumpsters	Yes	North of building	Figure 2
Chemical storage cabinets or closets	Yes	# 5	Figure 2

C. Drainage systems and areas including without limitation

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Floor drains, trenches and piping and sumps	Yes	Drum storage room and eastern side of building	Figure 2
Process area sinks and piping which receive process waste	No		
Roof leaders when process operations vent to the roof	No		
Drainage swales & culverts	Yes	North of building	Figure 2
Storm sewer collection systems	No		
Storm water detention ponds and fire ponds	No		
Surface water bodies	No		
Septic systems, leachfields or seepage pits	Yes	Septic systems south of building; Pits in front of kilns	Figure 2

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Drywells and sumps	No		

D. Discharge and disposal areas, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Areas of discharge per N.J.A.C. 7:1E	No		
Waste piles as defined by N.J.A.C 7:26	No		
Waste water collection systems including septic systems, seepage pits & dry wells	Yes	South of building	Figure 2
Landfills or landfarms	No		
Sprayfields	No		
Incinerators	No		
Historic Fill or any other Fill material	Yes	North and northeast portion of building	Figure 2
Open Pipe discharges	Yes	Northeast of building	Figure 2

E. Other areas of concern, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Electrical Transformers & Capacitors	Yes	West of building	Figure 2
Hazardous material storage or handling areas	Yes	Former drum storage area	Figure 2
Waste Treatment areas	No		
Discolored or spill areas	No		
Open areas away from production areas	No		
Areas of stressed vegetation	No		
Underground piping including industrial process sewers	No		
Compressor vent discharges	No		
Non-contact cooling water discharges	Yes	Outfall pipe north of building	Figure 2
Areas which receive flood or storm water from potentially contaminated areas	No		
Active or Inactive production wells	Yes	"W's" on map	Figure 2

F. Building interior areas with a potential for discharge to the environment, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Loading or Transfer areas	Yes	Northwest of	Figure 2

		building	
Waste Treatment areas	No		
Boiler rooms	Yes	BR	Figure 2
Air vents and ducts	Yes	Above both kilns	Figure 2
Hazardous material storage or handling areas	Yes	Numbers 1 to 15	Figure 2

G. Any other site-specific area of concern.

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
None noted			

- 6 If the site area exceeds two acres, an interpretation of the aerial photographic history of the site shall be submitted in accordance with N.J.A.C. 7:26E-3.1(c)1.vi.

 X Check here if an aerial photo review was not complete and provide a reason.

Property does not exceed 2 acres.

7. Discharge History of Hazardous Substances and Wastes, N.J.A.C. 7:26E-3.1(c)1vii:

A. Have there been any known discharges of hazardous substances and wastes at the site?

 No (Go to question #8) X Yes (Complete Items 7B & 7C)

B. Was the Department notified of the discharge?

 X Yes; No

If yes, provide the Case # 01-06-28-1610-13

C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?

 Yes (Submit a copy of the no-further-action approval)

 X No (Submit a complete Site Investigation or Remedial Action Report documenting the action taken to address the discharge)

A Site Investigation Report and Underground Storage Tank Closure Report are attached with this report.

- 8 In accordance with N.J.A.C.7:26E-3.1 (c) 1.vii, provide a description of any remediation activities previously conducted or currently underway at the site, including dates of discharges, remedial actions taken, and all existing sample results concerning contaminants which remain at the site. Copies of Department or other governmental agency no-further-action approvals should also be provided with a description of the areas to which the no-further-action approvals apply. This information is especially important if the approval was granted for the remediation of a portion of a site or a specific discharge event rather than the entire site subject to this preliminary assessment.

 Check here if this question does not apply.

Provide the appendix number for the required narrative and data summary. A Site Investigation

Report, Underground Storage Tank Closure Report, and Remedial Investigation Workplan
accompany this report.

9. Protectiveness of past remedies, Order of Magnitude Analysis, N.J.A.C. 7:26E-3.1(c) 1.ix & N.J.A.C. 7:26E, 3.2(a)5

A. Have any areas of concern previously received a No-Further-Action approval from the Department or other equivalent government agency for which no additional remediation is proposed? X No (go to question #10). Yes (complete 9B).

- 10 Historical Data on environmental quality at the Industrial Establishment

A. Have any previous sampling results documenting environmental quality of the Industrial Establishment not received a no further action approval from the Department or been denied approval by the Department? (N.J.A.C. 7:26E-3.1(c)1.viii)

X Yes (Site Investigation Report is attached with this report) No (Go to 11)

B. Have there been any known changes in site conditions or new information developed since completion of previous sampling or remediation? If sampling results were obtained, but are not part of this application, please explain below (N.J.A.C. 7:26E-3.1(c)(xi):

No. _____

- 11 List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both (Attach additional sheets if necessary).

Check here if no permits are involved

A. New Jersey Air Pollution Control

Permit Number	Expiration Date	Type of Permitted Unit
None		

B. Underground Storage Tank Registration Number: N/A

Size of Tank (Gallons)	Tank Contents
1,000 gallons	Formerly contained #2 heating oil

C. New Jersey Pollutant Discharge Elimination System (NJPDES) Permit

Permit Number	Discharge Type	Discharge Location Keyed to Site map	Expiration Date
0031003	Non-contact cooling water	North of building	Terminated December 1991

Relevant NJPDES documents are included in Appendix E.

D. Resource Conservation and Recovery Act (RCRA) permit # N/A

E. EPA Identification Number NJD-002164796

F. In accordance with N.J.A.C. 7:26E-3.1(c) xii, list all other federal, state, local government

environmental permits for all previous and current owners or operators applied for and/or received for the site including :

- (1) Name and address of the permitting agency
- (2) The reason for the permit
- (3) The permit identification number
- (4) The application date
- (5) The date of approval, denial or status of the application
- (6) The name and current address of the permittees
- (7) The reason for the denial, revocation or suspension if applicable
- (8) The permit expiration date

X Check here if no other environmental permits were applied for or received for this site.

Provide the appendix # for the required listing if other environmental permits exist for this site Appendix E

12. In accordance with N.J.A.C. 7:26E-3.1(c)xiii, provide a summary of enforcement actions (including but not limited to, Notice of Violations, Court Orders, official notices or directives) for violations of environmental laws or regulations (attach additional sheets if necessary):

A. Check here if no enforcement actions are involved ____ (Go to 13 otherwise complete 12B)

B. (1) Name and address of agency that initiated the enforcement action See Appendix D

(2) Date of the enforcement action See Appendix D

(3) Section of statute, rule or permit allegedly violated See Appendix D

(4) Type of enforcement See Appendix D

(5) Description of the violation See Appendix D

(6) How was the violation resolved? See Appendix D

13. In accordance with N.J.A.C. 7:26E-3.1(c) xiv, please provide a narrative description of all areas where non-indigenous fill materials were used to replace soil or raise the topographic elevation of the site, including the dates of emplacement.

Northern and northeastern portions of the property reportedly filled to grade during development between 1955 and 1970.

14. A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and/or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells.

B. Scaled historical site maps and facility as built drawings (if available).

C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map.

15. In accordance with N.J.A.C. 7:26E-3.2, please provide the date that the site visit was completed to

verify the findings of the preliminary assessment: Several Site visits between 9/13/2001 and 1/11/02

16. List any other information you are submitting or which has been formerly requested by the Department:

Description	Appendix #
Site Investigation Report	Accompanies this report
Underground Storage Tank Removal Closure Report	Accompanies this report
Remedial Investigation Work Plan	Accompanies this report

CERTIFICATION:

The following certification shall be signed by the highest-ranking individual at the site with overall responsibility for that site or activity. Where there is no individual at the site with overall responsibility for that site or activity, this certification shall be signed by the individual having responsibility for the overall operation of the site or activity.

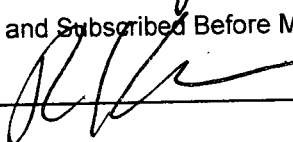
I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attached documents, and based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Typed/Printed Name: Robert J. Bottomi Title: V. Pres

Signature Robert J. Bottomi Date 2/19/02

Sworn to and Subscribed Before Me on this 19 Date of Feb 192002

Notary



RICHARD J KAMBER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov 30, 2003